



**LAS VEGAS  
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cityoflasvegas  
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May 21, 2020

Mr. Tom Burleson  
Forestar (USA) Real Estate Group, Inc.  
2221 East Lamar Boulevard, Suite #790  
Arlington, Texas 76006

**RE: VAC-78436 [PRJ-78357] - VACATION RELATED TO VAR-78434  
CITY COUNCIL MEETING OF MAY 20, 2020**

Dear Mr. Burleson:

The City Council at a regular meeting held on May 20, 2020 voted to **APPROVE** your request for a Petition to Vacate public right-of-way generally located at the terminus of Stephen Avenue and the terminus of Ruffian Road, Ward 6 (Fiore) [PRJ-78357].

This approval is subject to the following conditions:

1. The limits of this Petition of Vacation shall be the cul-de-sacs located at the end of Stephen Avenue and Ruffian Road. If any portion of a hammerhead terminus remains in City of Las Vegas jurisdiction, the limits shall be revised to match the hammerhead configuration.
2. Dedicate the appropriate right-of-way for any portion of the hammer head that is outside of the current right-of-way, if any.
3. The Order of Vacation shall be modified to retain public sewer and drainage easements if required.
4. The applicant shall contact Clark County for approval to terminate Stephen Avenue and Ruffian Road using hammerheads in Clark County jurisdiction. The applicant shall provide written proof from Clark County that the proposed termini are acceptable.
5. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.

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6. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.
7. All development shall be in conformance with code requirements and design standards of all City Departments.
8. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed.
9. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

The Notice of Final Action was filed with the Las Vegas City Clerk on May 21, 2020.

Sincerely,



Robert Summerfield, AICP<sup>®</sup>  
Director  
Department of Planning

RTS:PL:clb

cc: Ms. Angie Scott  
D.R. Horton, Inc.  
1081 Whitney Ranch Drive, Suite #141  
Henderson, Nevada 89014

Ms. Roxanna Leigh  
Westwood Professional Services  
5740 South Arville Street, Suite #216  
Las Vegas, Nevada 89118